

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-L-05-RZ **Related File Number:**
Application Filed: 9/2/2005 **Date of Revision:**
Applicant: SCOTT BISHOP
Owner:

PROPERTY INFORMATION

General Location: Southeast side Whittaker Dr., southwest of Homberg Dr.
Other Parcel Info.:
Tax ID Number: 107 N H 013 **Jurisdiction:** City
Size of Tract: 18100 square feet
Accessibility: Access is via Whittaker Dr., a local street with 20' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building
Surrounding Land Use:
Proposed Use: Retail/wholesale for antiques and used furniture **Density:**
Sector Plan: West City **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of office and commercial uses, as well as churches, under I-2 and C-3 zoning.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 5020 Whittaker Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-3 from three sides.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 is a logical extension of zoning from the north, east and west, is compatible with surrounding development and is consistent with the mixed use designation of the One Year Plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. C-3 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The majority of properties in the surrounding area are zoned C-3, including properties on three sides of the subject property.
3. C-3 zoning is consistent with the mixed use proposals for the site on both the One Year Plan and the sector plan.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The recommended C-3 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan proposes mixed uses for this site, consistent with the proposed C-3 zoning.
2. The City of Knoxville One Year Plan proposes mixed uses, limited to light industrial or general commercial, consistent with the proposed C-3 zoning.
3. This request should not lead to future rezoning requests for commercial in the immediate area, because most surrounding properties are already zoned C-3.

MPC Action: Approved

MPC Meeting Date: 10/13/2005

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial)

Date of MPC Approval: 10/13/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/8/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: